

**Fargo Planning Commission Regular Meeting**  
**Tuesday, January 6, 2015 at 4:00 p.m.**  
**City Commission Room, City Hall**  
**Agenda**

Business Items:

- A: Approve Order of Agenda.
- B: Minutes: Regular Meeting of December 2, 2014.
- C: Brown Bag Luncheon - Wednesday, January 21, 2015.

Public Hearing Items:

- 1. Continued Hearing on an application requesting a Conditional Use Permit to allow Animal Confinement land uses within an AG, Agricultural zoning district on a portion of the Northeast Quarter of the Northwest Quarter of **Section 15, Township 138 North, Range 49 West** of the 5th Principal Meridian, Cass County, North Dakota. (Located at 4306 76th Avenue South) (Charlotte Tuhy) (an):
- 2a. Hearing on an application requesting a Zoning Change from LC, Limited Commercial to MR-3, Multi-Dwelling with a PUD, Planned Unit Development Overlay on part of Lots 1 and 2, and All of Lots 17 and 18, Block 4, **Harwood's Addition**. (Located at 707 10th Street North) (Mutchler Bartram Architects, PC) (an):
- 2b. Hearing on an application requesting a Planned Unit Development Master Land Use Plan for a Residential Land Use on part of Lots 1 and 2, and All of Lots 17 and 18, Block 4, **Harwood's Addition**. (Located at 707 10th Street North) (Mutchler Bartram Architects, PC) (an):
- 3a. Hearing on an application requesting a Growth Plan Amendment within the boundaries of the proposed **Laverne's Addition**. (Located at 4301 19th Avenue North and 4200 32nd Avenue North) (Perry Montplaisir) (jn):
- 3b. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial of the proposed **Laverne's Addition**. (Located at 4301 19th Avenue North and 4200 32nd Avenue North) (Perry Montplaisir) (jn):
- 3c. Hearing on an application requesting a Plat of **Laverne's Addition** (Major Subdivision) a plat of part of Section 27, Township 140 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 4301 19th Avenue North and 4200 32nd Avenue North) (Perry Montplaisir) (jn):
- 4. Hearing on an application requesting a Conditional Use Permit to allow an Industrial Land Use in a GC, General Commercial zoning district on Lot 2, Block 1, **Dittmer Subdivision**. (Located at 5949 53rd Avenue South) (Plecity Kowalski Construction, Inc.) (mr):

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5. Hearing on an application requesting a Conditional Use Permit to allow Residential Land Use in a GC, General Commercial zoning district on Lot 1, Block 1, **Pladson Addition**. (Located at 501 1st Street North and 508 Oak Street North) (Betsy's Acres LLC) (mo):
6. Hearing on an application requesting a Zoning Change from GC, General Commercial to LI, Limited Industrial on part of Lot 3, Block 1, **West Park Subdivision**. (Located at 201 38th Street South) (Olaf Anderson) (mr):
7. Hearing on an application requesting a Conditional Use Permit to allow a major home occupation for a single-station beauty salon on Lot 9, Block 1, **Fox Run Second Addition**. (Located at 3519 42nd Avenue South) (Jodie Kottenbrock) (mo):
8. Hearing on an application requesting a Plat of **Corwin FLP I First Addition** (Minor Subdivision) on an unplatted portion of the Southeast Quarter of Section 3, Township 139 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Located at 4201 and 4215 Main Avenue) (Houston Engineering Inc.) (mr):
- 9a. Hearing on an application requesting a Zoning Change from LC, Limited Commercial with a C-O, Conditional Overlay to MR-1, Multi-Dwelling with the extinguishment of the C-O, Conditional Overlay on Lot 1, Block 5 of the proposed **Valley View Fifth Addition**. (Located at 3751 54th Street South; 5460 and 5640 36th Avenue South) (K Square Developers) (an):
- 9b. Hearing on an application requesting a Plat of **Valley View Fifth Addition** (Minor Subdivision) a replat of Blocks 6, 7, 8, 9, and 10, Valley View Fourth Addition to the City of Fargo, Cass County, North Dakota. (Located at 3751 54th Street South; 5460 and 5640 36th Avenue South) (K Square Developers) (an):
10. Hearing on an application requesting a Zoning Change to repeal and reestablish a C-O, Conditional Overlay zoning district on All of **Urban Plains Medical Park, Urban Plains By Brandt First, Urban Plains Center, Urban Plains Rec Facility, Urban Plains Retail, Urban Plains Northeast Retail, Brandt Park, Urban Plains Northeast Retail Second, Urban Plains Starion, Urban Plains Recreational, Urban Plains Recreational Second, and PTP Additions**; Lots 2 and 3, Block 1 and Blocks 2-5, **Urban Plains By Brandt Second Addition**; and Lot 2, Block 1, **Amber Valley West Fourth Addition**. (Located at 5225 and 4650 26th Avenue South; 4624-5497 28th Avenue South; 4651-5450 30th Avenue South; 5225 and 5298 31st Avenue South; 4525-4737 and 4921-4973 32nd Avenue South; 2653, 2877, 2911, 3065, and 3155 45th Street South; 2611-2777 47th Street South; 3030-3180 49th Street South; 2701-3079 51st Street South; 2633-2867 55th Street South; 2754-3155 Brandt Drive South; 2841-3151 Seter Parkway South; 4531-4574 Urban Plains Drive South) (Urban Plains Land Co) (an):
11. Continued Hearing on an application requesting a Conditional Use Permit to allow for an Alternative Access Plan on Lot 1, Block 4 and Lot 1, Block 5, **Urban Plains Center Addition** and Lots 2 and 3, Block 1, **Brandt Park Addition** and Lot 1, Block 1, **Urban Plains**

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**Recreational Addition** and Lot 1, Block 1, **Urban Plains Recreational Second Addition**. (Located at 2978 Seter Parkway South; 5022 and 5074 28th Avenue South; 5050 30th Avenue South; 5225 and 5298 31st Avenue South) (Fargo Park District) (an): CONTINUED TO FEBRUARY 3, 2015

12. Hearing on an application requesting a Plat of **FTC Addition** (Minor Subdivision) a replat of part of Lot 2 and all of Lot 3, Block 1, Burlington Northern I-29 South Industrial Center to the City of Fargo, Cass County, North Dakota. (Located at 3501 4th Avenue South) (360 Partners, LLC) (mo): CONTINUED TO FEBRUARY 3, 2015

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